

# HAMILTON ARMY AIRFIELD

## TOTAL ENVIRONMENTAL RESTORATION CONTRACTS

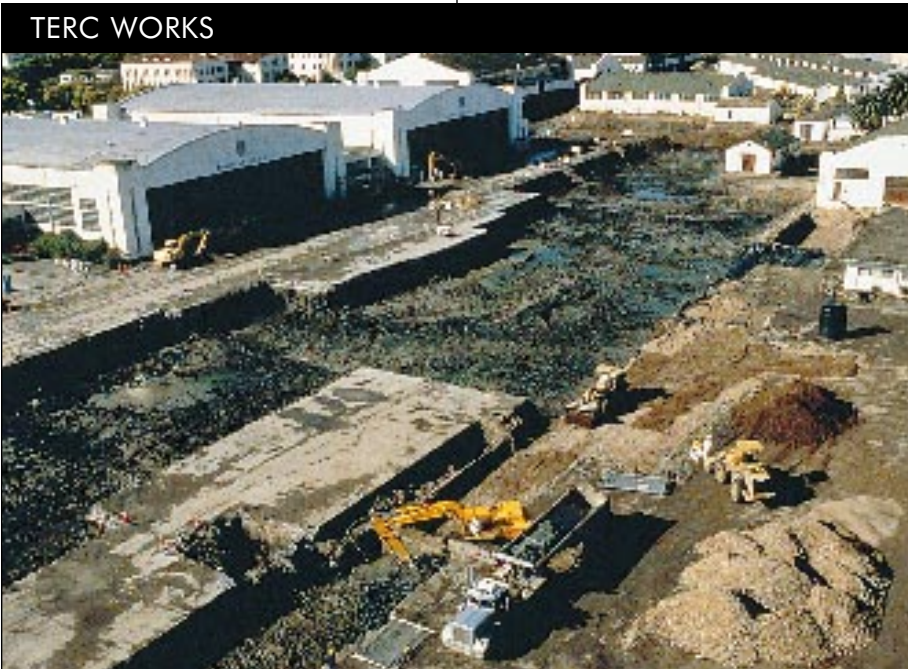
A SUCCESS STORY



**H**amilton was declared surplus property and portions were considered for sale to the private sector. The General Services Administration agreed to sell a 120-acre parcel contingent upon the successful environmental remediation of the property by 17 June 1995.

Since failure to meet the June cleanup date would likely result in additional costs to the government of approximately \$20 million in penalties and delay charges, the Sacramento TERC, awarded on 10 February 1995, included remediation of this property as its top priority.

### TERC WORKS



*Excavation work in  
lot 3 and hangar area.*

Two weeks after contract award, the TERC contractor was authorized to mobilize and prepare remediation plans. Excavation of contaminated soils was initiated three weeks later. Almost immediately, it became apparent that soil and groundwater contamination was much more widespread than expected. But despite dealing with an eightfold increase in the amount of soil requiring removal and conducting the remediation during the heaviest rainfall in more than ten years, the contractor met all milestones,

and the parcel of land was transferred on schedule.

This success is attributed to the flexibility of TERC, combined with the partnering management approach that included the routine interface on site of state and federal regulators with the USACE and TERC contractor team.

**TERC flexibility  
allowed compression  
of schedule  
by 26 months.**

On 8 September 1995, the TERC contractor was authorized to initiate planning and mobilization on a second parcel (24 acres) to be transferred to the developer. Once again, the extent of contamination far exceeded expectations. Demolition of several buildings and excavation of contaminated soil to a depth of 30 feet had not been planned. Nevertheless, in only 4-1/2 months, the contractor removed double the quantity of contaminated soil, collected and treated nearly 2.6 million gallons of wastewater, and collected and analyzed 1,350 soil samples. The team of Corps, TERC contractor, and regulatory representatives was able to respond rapidly to changing field conditions and to meet or exceed every milestone because the TERC approach was being used.

In addition to avoiding approximately \$20 million in penalties and delay costs, potential cost savings of nearly \$3 million can be realized in the excavation/disposal of contaminated soil. And, compared with the traditional approach, TERC enabled schedules to be compressed by 26 months through simultaneous preparation of plans and mobilization of remediation and analytical forces.

Along with the significant cost and schedule savings, quality remained high. The state certified the TERC's Closure Report just three days after submittal. Over 50 percent of the subcontracted work went to small businesses, and nearly 40 percent of that went to small disadvantaged businesses. The safety record was exceptional even though people worked extended hours and longer work weeks to maintain an "around-the-clock" schedule.

Partnership and flexibility afforded by the TERC concept, in concert with an empowered, qualified, and motivated management team, were the major factors behind this TERC success story.

**Avoided \$20  
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and delay costs.**



**SACRAMENTO DISTRICT**

POINT OF CONTACT —

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